**WARRANTY DEED** 8478

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: May 23, 2016.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title & Escrow Co, 721 President Place, #100, Smyrna, TN 37167**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Qiana Jean-Pierre** | **Regions Bank d/b/a Regions Mortgage** | **049-12-0-A 048.00 CO** |
| (NAME) | (NAME) | |
| **1508 Emerald Bay Blvd** | **2050 Parkway Office Circle** | |
| (ADDRESS) | (ADDRESS) | |
| **Whites Creek, TN 37189** | **Birmingham, AL 35244** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mishelle Johanson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Qiana Jean-Pierre, unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Prestwick Place, of record in Instrument No. 20040723-088164, Register's Office for said County, to which reference is made for a more complete description.**

**Being the same property conveyed to Mishelle Arguzon by deed of record in Instrument 20050909-0108716, Register's Office for Davidson County, Tennessee. Mishelle Arguzon now known as Mishelle Johanson**

**This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.**

**This instrument is executed on behalf of Mishelle Johanson by Natividad M. Arcinas as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20150123-0006764, in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as **1508 Emerald Bay Blvd, Whites Creek, TN 37189**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150005742 DEEDWARR
Recvd: 01/23/15 11:49 2 pgs
Fees:13.00 Taxes:471.75
20150123-0006765

Witness my/our hand(s) this 16th day of January, 2015.

Mishelle Johanson
by: Natividad M. Arcinas,
Attorney in fact

**Mishelle Johanson**
**By: Natividad M. Arcinas, Attorney-in-Fact**

State of Tennessee County of Davidson

On this 16th day of January, 2015 before me personally appeared Natividad M. Arcinas, the person who executed the foregoing instrument on behalf of Mishelle Johanson, and acknowledged that she executed the same as the free act and deed of the said Mishelle Johanson, through Power of Attorney granted her, by the said Mishelle Johanson.

Notary Public

Commission Expires:5/23/16

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY